



PUMP COURT  
CHAMBERS

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## STEPHEN JONES

"Calm, considered, and commercial."

Legal 500, 2020

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Stephen Jones's has a civil practice, with particular emphasis on property related work.

### Property Law

Stephen is head of the chambers property team.

He has appeared in a number of significant reported cases concerning commercial leases. He is also frequently instructed in cases concerning landlord and tenant (both business and residential), contracts for sale of land, boundary disputes, adverse possession, easements and restrictive covenants.

He is the editor of the Landlord and Tenant and Housing section of The Green Book. He is a member of the Property Bar Association and, with other members of the Pump Court Chambers Property Team, regularly gives seminars on aspects of property law.

### Selected Cases

[Shah v Chafer \[2018\] EWCA Civ 1334](#)

Variation of Tomlin Order – limits to Court's powers.

[Dean's Application \[2017\] UKUT 0203 \(LC\)](#)

Restrictive covenant – modification under ss 84(1)(aa) and (c) of Law of Property Act 1925 – 'thin end of the wedge'.

### Stafford-Flowers v Linstone Chine Management Co. Ltd [2017] EWCA Civ 202

Restrictive covenant – sections 84(1)(aa) and (c) of Law of Property Act 1925 – ‘thin end of the wedge’.

### Pearson v Foster [2017] EWHC 107 (Ch)

Fishing rights, riparian rights, artificial watercourses, land registration).

### Application of Stafford-Flowers [2014] UKUT 0082 (LC)

Application to discharge restrictive covenant – sections 84(1)(a),(aa) and (c) of Law of Property Act 1925.

### Lankester & Son Ltd v Rennie [2014] EWCA Civ 1515

Commercial lease – assignment – estoppel by conduct – estoppel by convention.

### Innerspaces Self Storage Ltd v Harding & others [2014] EWCA Civ 46

Commercial landlord and tenant – construction of service charge obligation.

### Wise v Jimenez [2014] WTLR 163 Ch D

Money paid subject to ‘Quistclose’ trust – equitable compensation).

### Knights Construction (March) Ltd v (1) Roberto Mac Ltd (2) Chief Land Registrar [2011] 2 EGLR 123

Rectification of the register.

### Cooper v Gick (2008) Land Registry Adjudicator Ref 2007/0103

Adverse possession of registered land.

## Qualifications

- M.A. (Oxon)

## Professional associations

- Property Bar Association

## Publications

- The Civil Court Practice (Green Book) Landlord and Tenant & Housing section